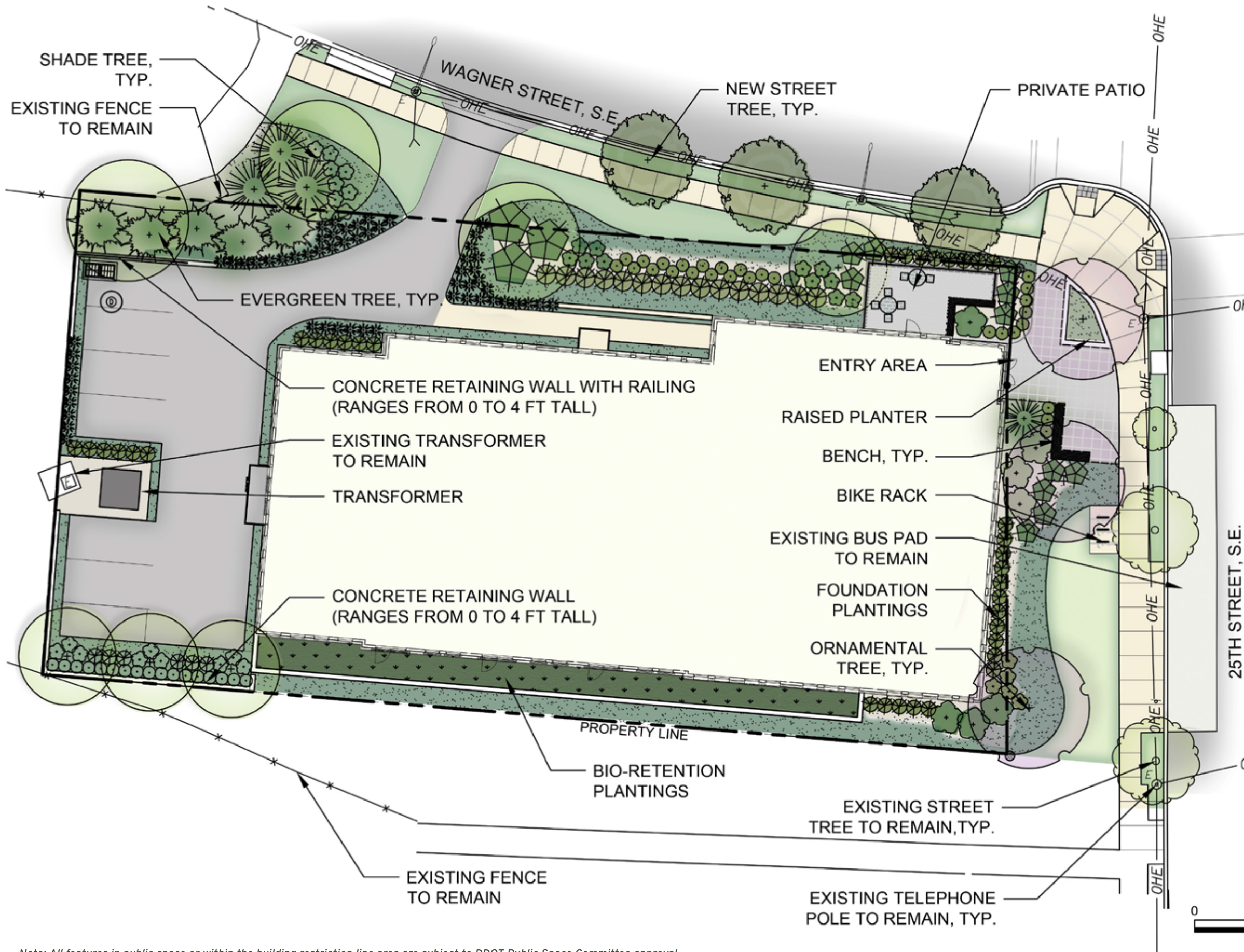


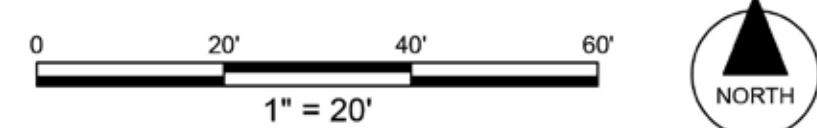
Landscape Drawings



LEGEND

- BIORETENTION
- GROUNDCOVER
- SMALL STREET TREE
- EXISTING STREET TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN TREE

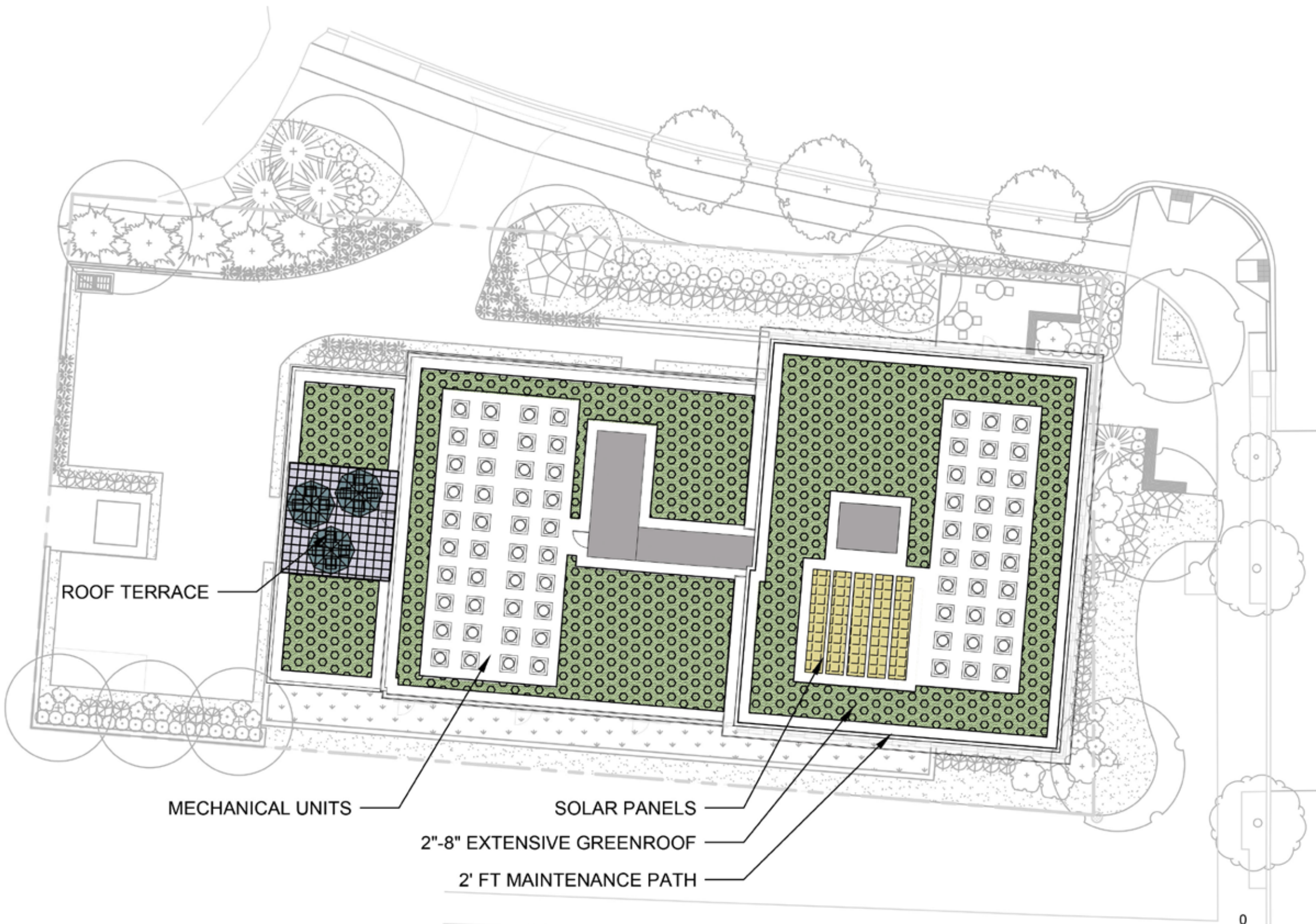
NOTES:
 1. FINAL PUBLIC SPACE DESIGN SUBJECT TO DDOT PUBLIC SPACE APPROVAL PROCESS
 2. SEE L07 FOR REPRESENTATION FOR TYPES OF PLANTS TO BE USED.



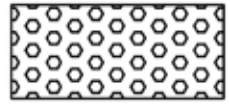
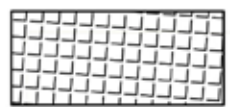
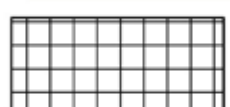
Note: All features in public space or within the building restriction line area are subject to DDOT Public Space Committee approval.

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LEGEND

-  2"-8" EXTENSIVE GREEN ROOF
-  SOLAR PANELS
-  PAVERS ON PEDESTAL

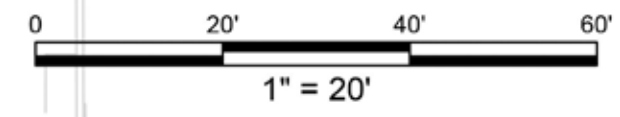
ROOF TERRACE

MECHANICAL UNITS

SOLAR PANELS

2"-8" EXTENSIVE GREENROOF

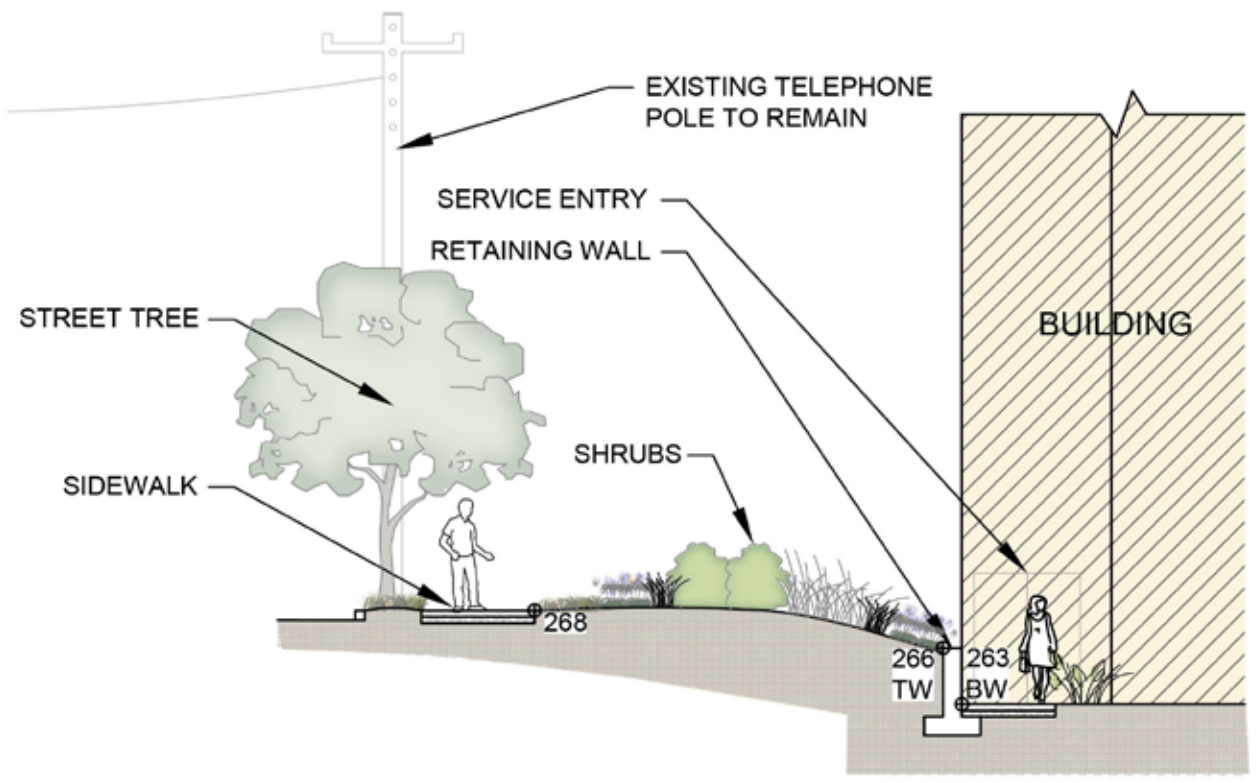
2' FT MAINTENANCE PATH



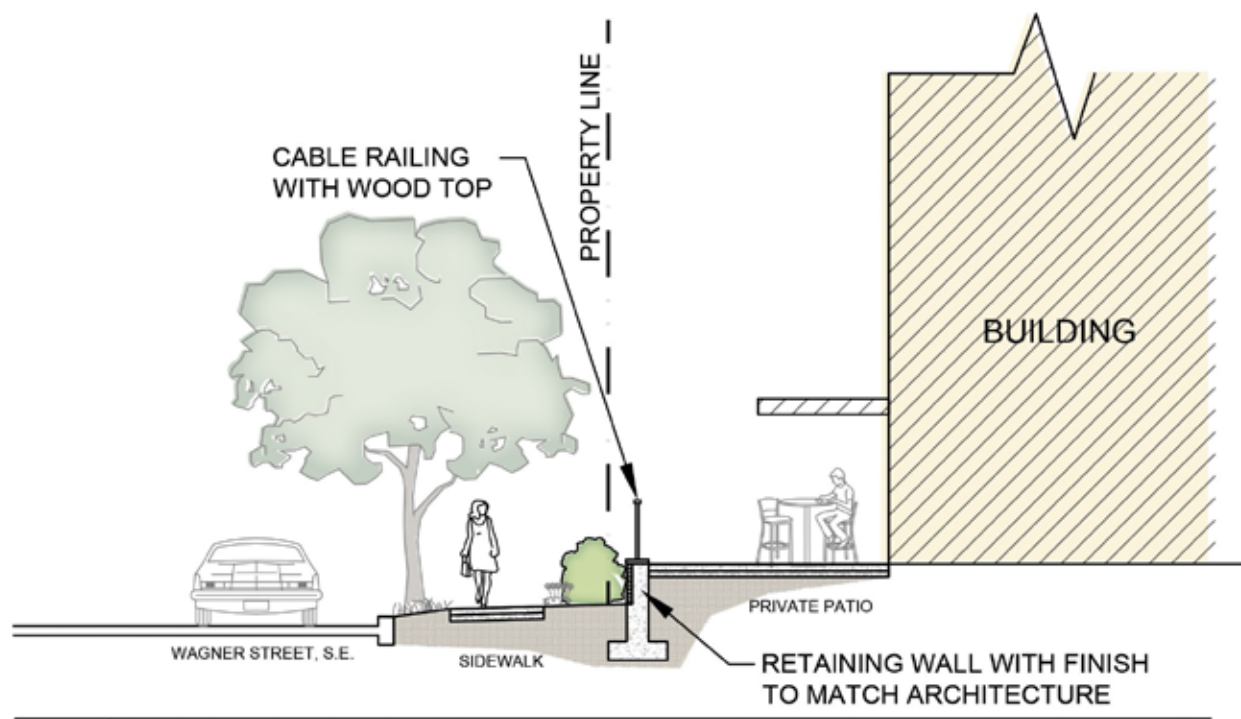
Note: All features in public space or within the building restriction line area are subject to DDOT Public Space Committee approval.

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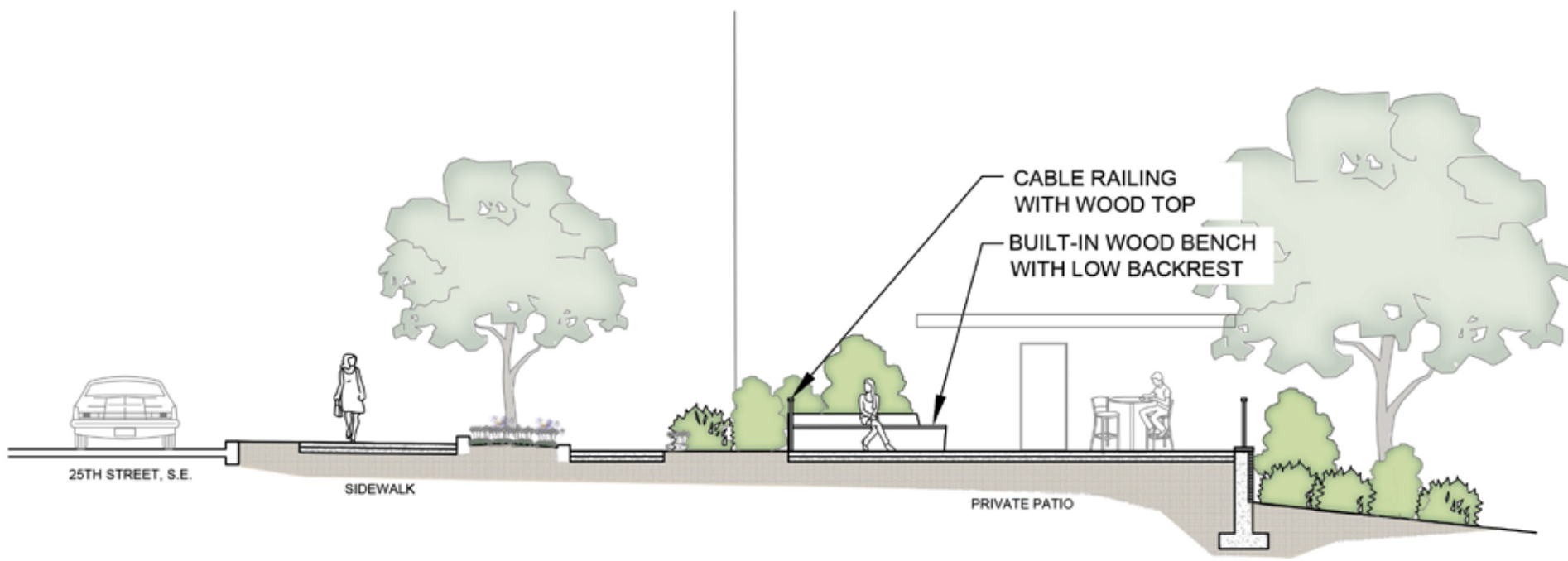




1 WAGNER STREET ENTRANCE
SCALE: 1" = 10'-0"

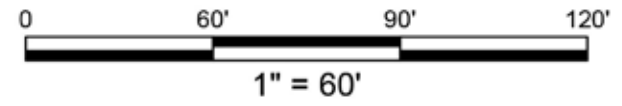
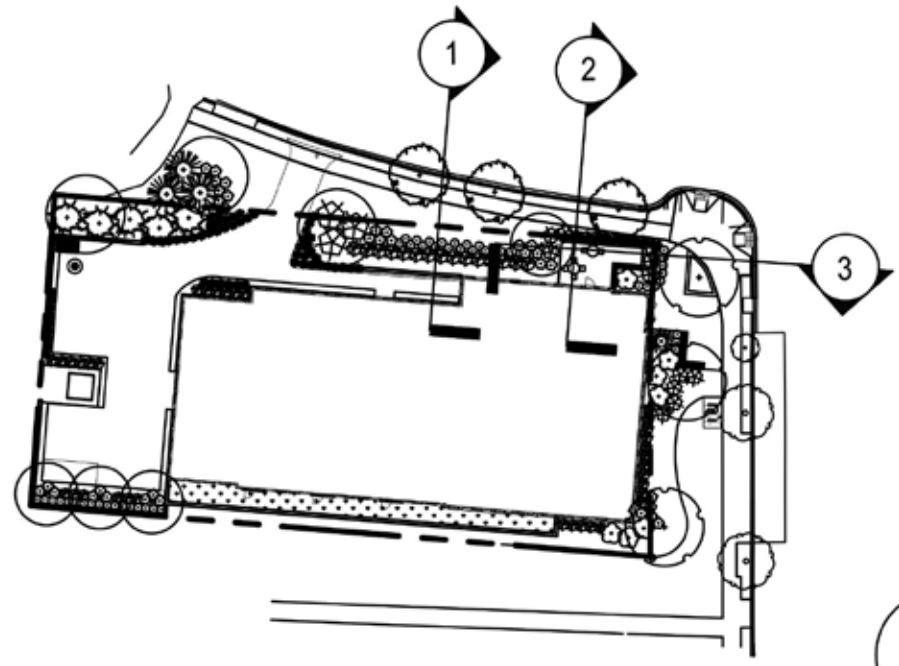


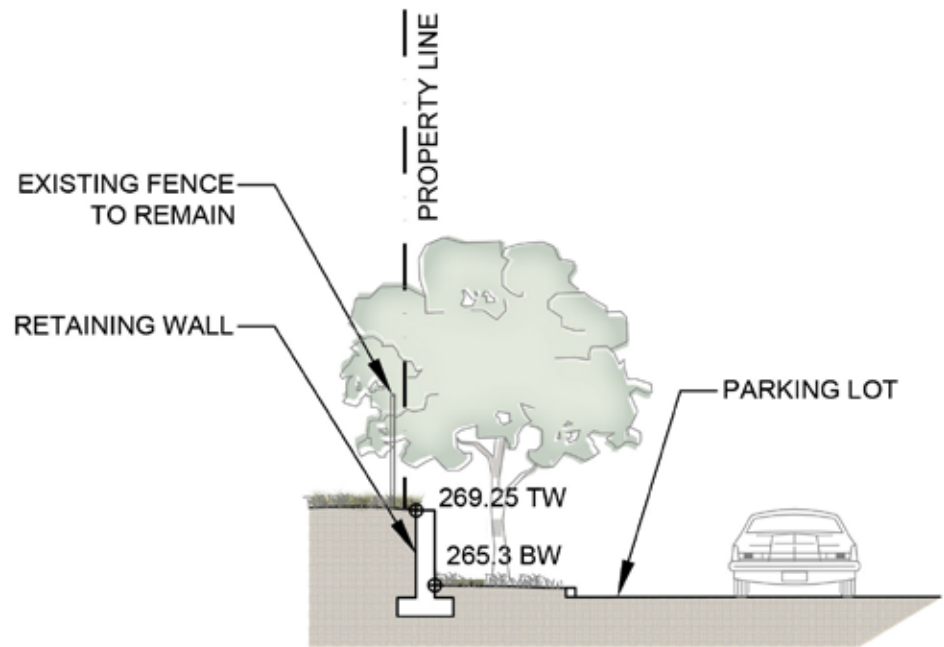
2 PRIVATE PATIO
SCALE: 1" = 10'-0"



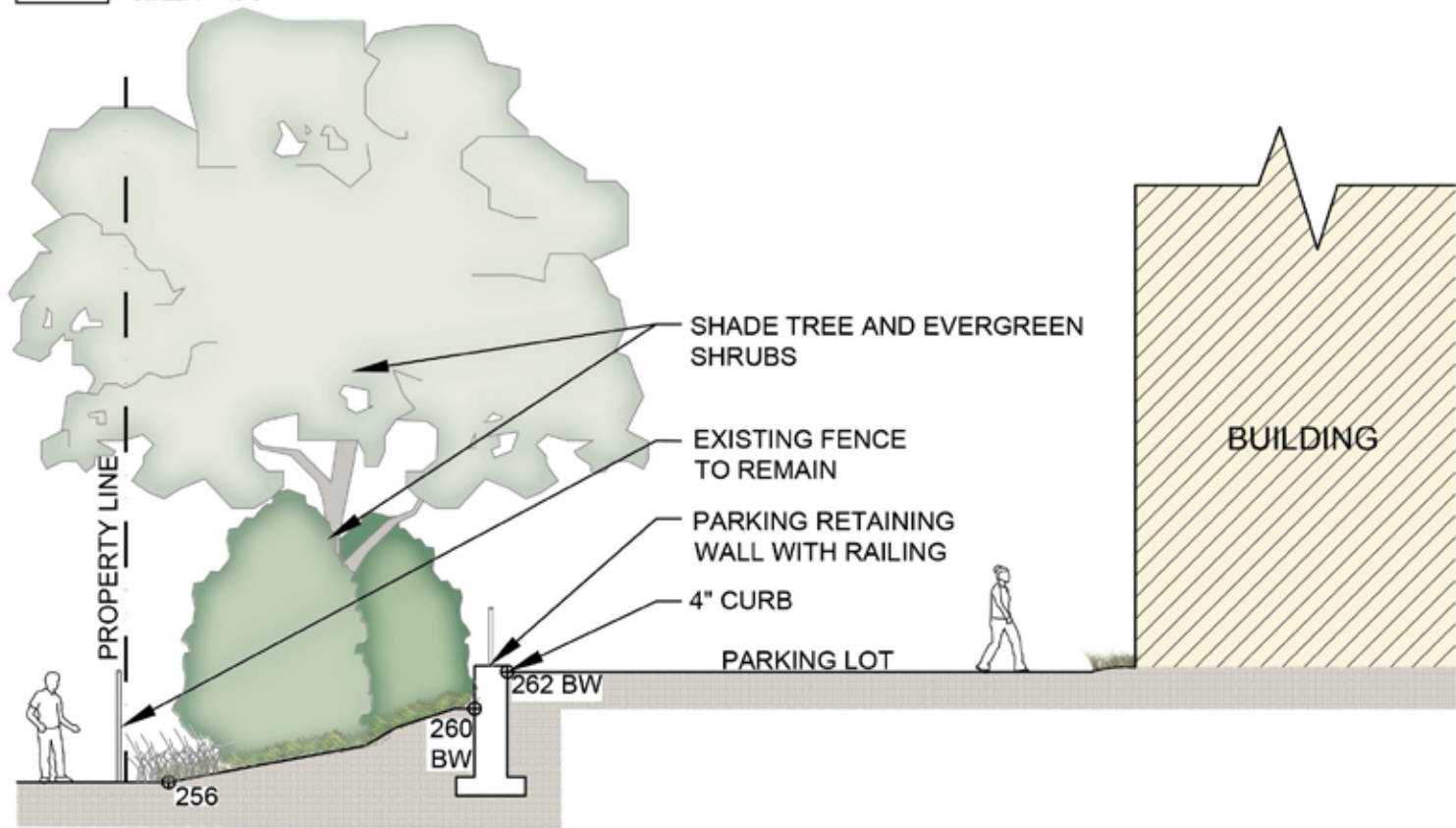
3 PRIVATE PATIO
SCALE: 1" = 10'-0"

Note: All features in public space or within the building restriction line area are subject to DDOT Public Space Committee approval.

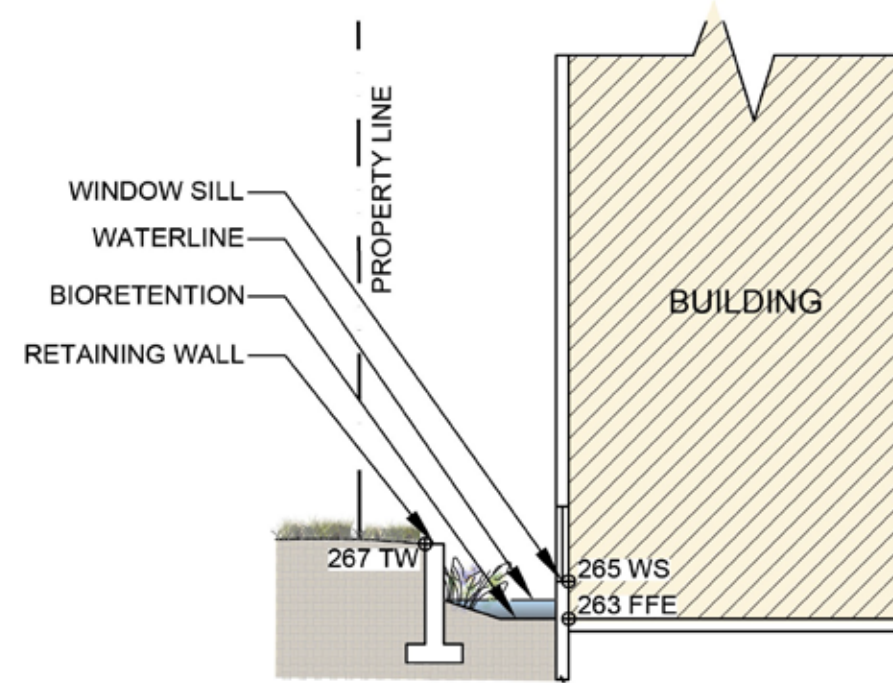




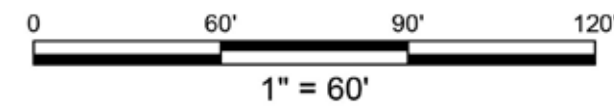
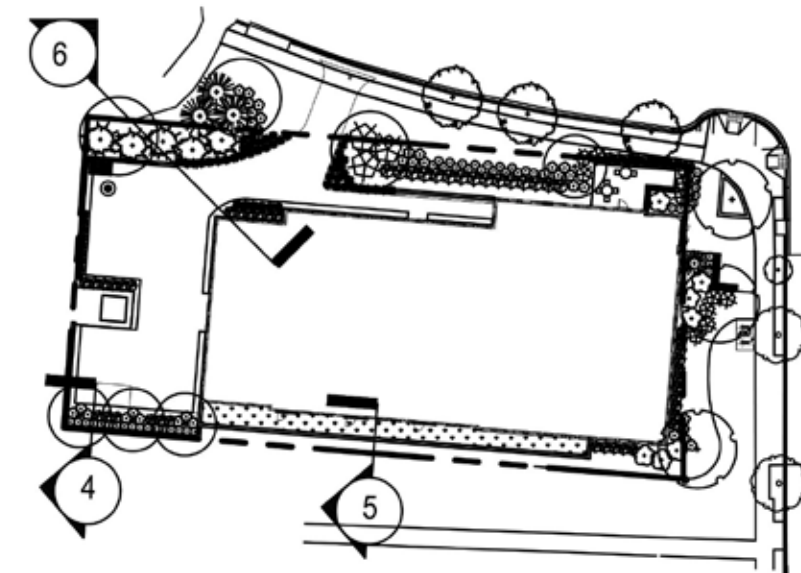
4 PARKING SECTION 2
SCALE: 1" = 10'-0"



6 SHADE TREE AND EVERGREEN SHRUB BUFFER
SCALE: 1" = 10'-0"

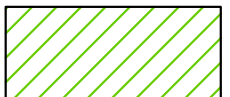
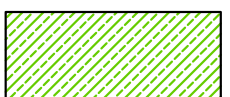
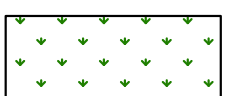
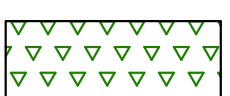

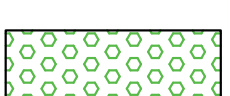



5 SOUTHFACING BIORETENTION
SCALE: 1" = 10'-0"



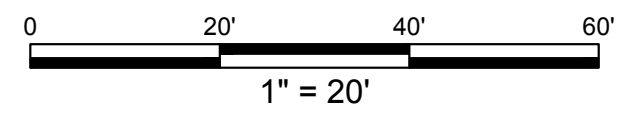
WAGNER STREET, S.E.

LEGEND

-  SOIL DEPTH LESS THAN 24"
-  SOIL DEPTH MORE THAN 24"
-  BIORETENTION
-  GROUNDCOVER LESS THAN 2'
-  PLANTS 2' OR TALLER
-  2"-8" EXTENSIVE GREEN ROOF
-  SOLAR PANELS

NOTES:

- GAR SCORE: INTEND TO MEET .4
1. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.
 2. A COMBINATION OF PROPOSED GREEN ROOF, SOLAR, BIORETENTION, AND AT GRADE PLANTING ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN PROGRESSES.



Green Area Ratio Scoresheet

Address:

Other:

Lot size (enter this value first) * **19,572**

Minimum Score: **.4**

Multiplier: **SCORE: 0.402**

Zone District: **RA-2**

Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	<input type="text" value="1,121"/>	0.30	336.3
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="2,963"/>	0.60	1,777.8
3	Bioretention facilities	<input type="text" value="695"/>	0.40	278.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	<input type="text" value="2,042"/>	0.20	408.4
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="273"/>	0.30	737.1
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="4"/>	0.50	100.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value="7"/>	0.60	1,050.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value="0"/>	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value="0"/>	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value="0"/>	0.70	-

8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="0"/>	0.80	<input type="text" value="-"/>
9	Vegetated wall, plantings on a vertical surface	<input type="text" value=""/>	0.60	<input type="text" value="-"/>
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="4,270"/>	0.60	2,562.0
2	Over at least 8" of growth medium	<input type="text" value=""/>	0.80	-
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value=""/>	0.40	-
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value=""/>	0.50	-
E Other				
1	Enhanced tree growth systems***	<input type="text" value=""/>	0.40	-
2	Renewable energy generation	<input type="text" value="312"/>	0.50	156.0
3	Approved water features	<input type="text" value=""/>	0.20	-
		sub-total of sq ft = 15,810		
F Bonuses				
1	Native plant species	<input type="text" value="4,700"/>	0.10	470.0
2	Landscaping in food cultivation	<input type="text" value=""/>	0.10	-
3	Harvested stormwater irrigation	<input type="text" value=""/>	0.10	-
		Green Area Ratio numerator = 7,876		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth. -				



THUJA STANDISHII X PLICATA
'Green Giant'
GREEN GAINT ARBOVITAE



CLETHRA ALNIFOLIA
SUMMERSWEET



CHIONANTHUS VIRGINICUS
FRINGE TREE



ILEX GLABRA
INKBERRY HOLLY



ILEX OPACA
AMERICAN HOLLY



ITEA VIRGINIANA 'LITTLE HENRY'
LITTLE HENRY SWEETSPIRE



MAGNOLIA VIRGINIANA
SWEETBAY MAGNOLIA



NEPETA RACEMOSA
CATNIP



QUERCUS COCCINEA
SCARLET OAK



RUDBECKIA FULGIDA
BLACKEYED SUSAN



SCHIZACHYRIUM SCOPARIUM
LITTLE BLUESTEM

 **BIORETENTION PLANTINGS**

 **SCREEN PLANTINGS**

 **FOUNDATION PLANTINGS**

 **STREET PLANTINGS**



BUILT-IN SEATING EXAMPLE



TERRACE FURNITURE EXAMPLE



SCORE CONCRETE PATTERN



STREET PLANTINGS AND CURBED PLANTING BED



BIORETENTION FORMWORK



BIORETENTION PLANT PALETTE



BOARD FORM CONCRETE RETAINING WALL